Approved by the Board of Trustees

November 14, 2024

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Board Meeting

November 14, 2024

ROLL CALL

# APPROVE PROFESSIONAL SERVICES AWARD,

# COLLEGE OF ACES BUILDINGS, URBANA

**Action:** Approve Professional Services Award, College of ACES Buildings

**Funding:** Institutional Funds Operating Budget

The Public University Energy Conservation Act (110 ILCS 62/1 et seq.) allows the University to undertake “energy conservation measures” (ECMs) by engaging energy service companies. The guaranteed energy savings agreement shall include a written guarantee from the energy service company (ESCO) that either the energy or operational costs savings, or both, will meet or exceed within 20 years the costs of the energy conservation measures. The ESCO shall reimburse the public university for any shortfall of guaranteed energy savings projected in the contract.

The University has identified six College of Agricultural, Consumer and Environmental Sciences buildings as candidates for this program. An energy audit will be performed on these buildings to identify ECMs and design these ECMs to be implemented in a subsequent Energy Services Agreement through energy savings, which will fund or repay design and construction costs in accordance with the Public University Energy Conservation Act.

The ECMs (also referred to herein as the “project”) for inclusion in the final project will be evaluated in this energy audit and may include, but are not limited to, the installation of items such as lighting retrofits and upgrades, building envelope improvements, water conservation, demand control ventilation, and control system upgrades. ECMs may also include retrofitting or replacing fume hoods, new exhaust fans, a new heat recovery chiller plant, new air handling units, steam trap replacement, and cooling tower repair or replacement.

In order for the project to proceed, it is necessary to employ an ESCO for the required professional services. The selection of the ESCO for this project was in accordance with the requirements and provisions of the Public University Energy Conservation Act.[[1]](#footnote-1)

It is recommended that Veregy Central, LLC, of Chesterfield, Missouri, be employed for the professional and construction services required through the completion of the project. The ESCO’s fee will not exceed $1.5 million.

Accordingly, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the professional services award for Energy Performance Contracting on the College of ACES EPC Project 007 at Urbana be approved.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*, *The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

Funds for this project will be available from the institutional funds operating budget of the University of Illinois Urbana-Champaign with an anticipated resulting account that will be reimbursed through guaranteed energy cost savings.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Utilization

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subcontractor Certification** | **Diverse Subcontractor Value** | **Subcontractor % of Work** |
| Veregy Central, LLC | $1,500,000 |  |  |
| Chesterfield, MO |  |  |  |
|  | MBE (AFA) | $0 | 0% |
|  | MBE (HA) | $399,000 | 27% |
|  | VOSB | $45,000 | 3% |
|  | WBE | $51,900 | 3% |
|  |  | **$495,900** | **33%** |

1. A selection committee consisting of Matt Edmonson (chair, assistant director, University Office of Capital Programs and Real Estate Services); Frank Colacicco (associate director, Utilities Distribution); David Hardin (associate director, Energy Management Systems & Controls); Sylvia McIvor (associate director, Energy Performance Contracting); Dale Morrison (associate director, Procurement Diversity); and Doug Wolters (senior director of operations, College of ACES) interviewed and ranked as most qualified the following firms: ENGIE Services U.S. Inc., Oakland, CA; NORESCO, LLC, Des Plaines, IL; Performance Services, Inc., Indianapolis, IN; and Veregy Central, LLC, Chesterfield, MO. The committee recommends Veregy Central, LLC, Chesterfield, MO, as best meeting the criteria for the project. [↑](#footnote-ref-1)